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Exeter City Council
City Development
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6th March 2018

For the attention of Michael Higgins, Principal Project Manager.

Dear Mr Higgins

Planning Application 17/1640/FUL
ERADE 50 Topsham Road, Exeter, EX2 4NF

Many thanks for taking the time to meet again earlier today, following which I would like to highlight the points discussed, below.

Whilst we appreciate the applicant's efforts to address the issues which we highlighted we do not believe that they have made a substantive enough change for us to withdraw our objection.

As discussed this morning there will be an unacceptable, overwhelming impact on the locale of plots 136-8 and 139-144 on the landscape. In particular this can be demonstrated by looking at the photo below, which is taken from the other side of the canal.



The current view from the canal over Trews Weir Mill, Old Mill Close, and Trews Weir Reach and onto the application site itself shows a well-stepped incline of building, which much of the new proposals would complement – but not plots 136-8 and 139-144.

The proposed ridge heights of these proposed plots are almost double the existing development at Trews Weir Mill, Old Mill Close, and Trews Weir Reach – towering over them by some 10 metres – approx. the height of a three storey house. In effect they will be at much the same ridge height as the tallest building towards the rear of the photo on the left, but built on the steep escarpment immediately behind Old Mill Close only a few metres from 1-8 Old Mill Close.

They will completely change and dominate the view from anywhere south of the site, unacceptable in scale and massing.

We also note that there is no change to the plans to raise the ground level at the rear of the site by 1 – 7 metres, from right to left in the above photo.

Whilst we acknowledge the improvements to the landscaping plan of plots 139-144 we are also aware that there is no effective restriction that can be placed on any permission to ensure that the applicant's plans for their seven year aspiration for the landscaping are realised or managed, even with a management company in place.

We also note that the current, effective landscaping in front of proposed three storey plots 136-8 will be removed, which, together with the raising of the ground level by approx. 7 metres at this point will result in an over dominance of scale and massing.

With regard to plots 136-8 as there will be no ongoing management company overseeing the landscaping it is unlikely to have any effect whatsoever.

It is unfortunate that the demonstration of the height of these plots is unlikely to be realised through the balloons so we would encourage the display of the cgi of the above plots, assuming they are available. If not a decision should at least be deferred.

Finally, please note whilst we have taken every effort, and consulted relevant parties, to present accurate information, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions.

Yours sincerely

Philip and Louise Haines